HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

6 Arlington Drive, Macclesfield, SK11 8QL





6, Arlington Drive, Macclesfield, Cheshire SK11 8QL

No onward chain

Arlington Drive is situated just off Ivy Road to the west of Macclesfield town centre and forms part of a highly sought-after residential location of mature 1930s semi-detached properties. This particular property offers an excellent opportunity to acquire an ideal family home. Having been well-loved and cared for over the years, the property would now benefit from a programme of general modernisation, allowing a new owner the opportunity to update and personalise the accommodation to their own taste.

The accommodation briefly comprises: an entrance hall, lounge, a separate bay-fronted dining room and kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms and a bathroom.

Externally, the property is set back from the road behind a lawned front garden, with an adjacent driveway providing ample off-road parking and leading to a detached single garage.

The fully enclosed rear garden is another particularly appealing feature, offering a generous and private outdoor space. A paved patio provides an ideal area for outdoor seating and entertaining, beyond which is a well-maintained lawn, complemented by attractive planted borders.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Cumberland Street. Bear right at the roundabout into Chester Road and first left into Ivy Road. Take the second turning on the left hand side into Palmerston Road and first right into Arlington Drive. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset. Ceiling cornice. Handrail to the staircase. Meter cupboard. Double panelled radiator.

Lounge
Living flame gas fire set within a granite feature fireplace with timber surround and mantel behind. Shelving to the chimney recess. Understairs storage cupboard with shelving and courtesy light. T.V. aerial point. Wall light points. Ceiling cornice. Dado rail. Double panelled radiator. uPVC double glazed leaded style doors opening onto the rear garden.

Dining Room
Living flame gas fire set within a tiled feature fireplace with timber surround and mantel which is the back boiler. Shelving to the chimney recess. Ceiling cornice. Dado rail. uPVC double glazed windows to the bay. Double panelled radiator.

Kitchen
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Gas cooker point with extractor hood over. Plumbing for washing machine. Integrated Lamona microwave. Integrated fridge. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

First Floor

Landing
Handrail and spindle balustrade to staircase. Ceiling cornice. Single panelled radiator.

Bedroom One
A range of fitted bedroom furniture. Built-in cupboard to the chimney recess. Ceiling cornice. Ceiling rose. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Two
Fitted wardrobes. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Three
Fitted shelving. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap and Red Ring electric shower over, a pedestal washbasin and a low suite W.C. Airing cupboard housing the hot water cylinder. Loft access. Ceiling cornice. Fully tiled walls. uPVC double glazed window. Single panelled radiator.

Outside

Garage
Up and over door. Power and light. Single glazed window.

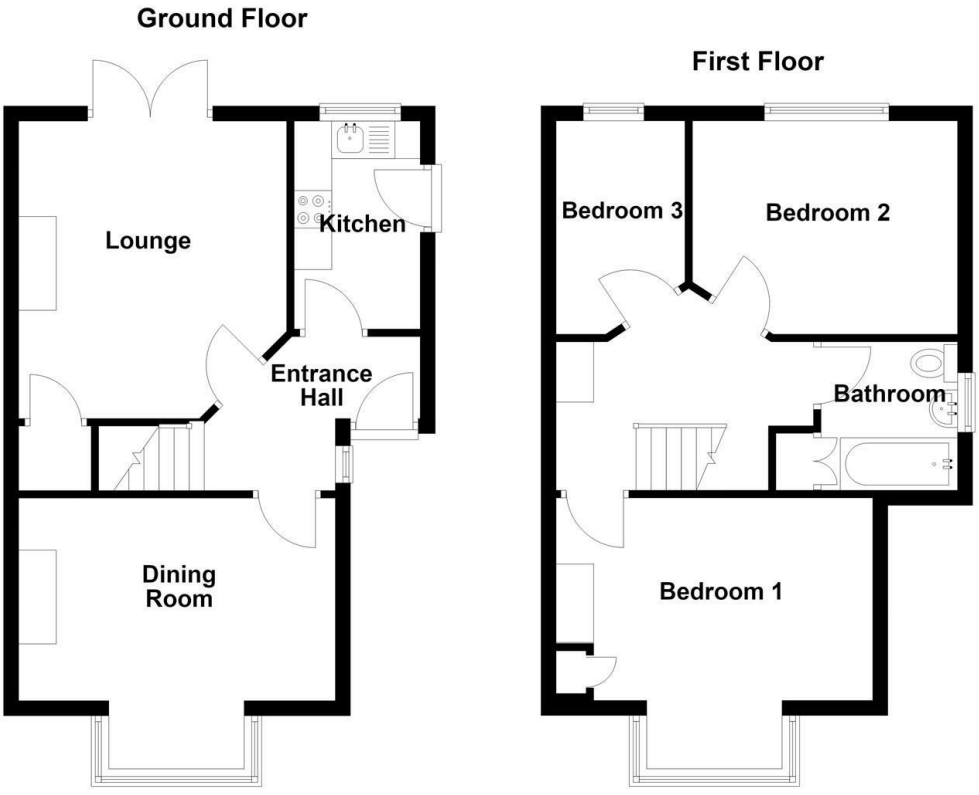
Gardens
To the front, a gated driveway provides ample off-road parking and access to the detached garage. Adjacent to this is an attractive lawned garden, complemented by a variety of established shrubs. The fully enclosed rear garden is another appealing feature, offering a generous and private outdoor space. A paved patio provides an ideal area for outdoor seating and entertaining, beyond which lies a well-maintained lawn, complemented by attractively planted borders.

Tenure
We have been advised by the vendors that the property is Freehold. Prospective purchasers should confirm these details with their legal representative.

£299,950

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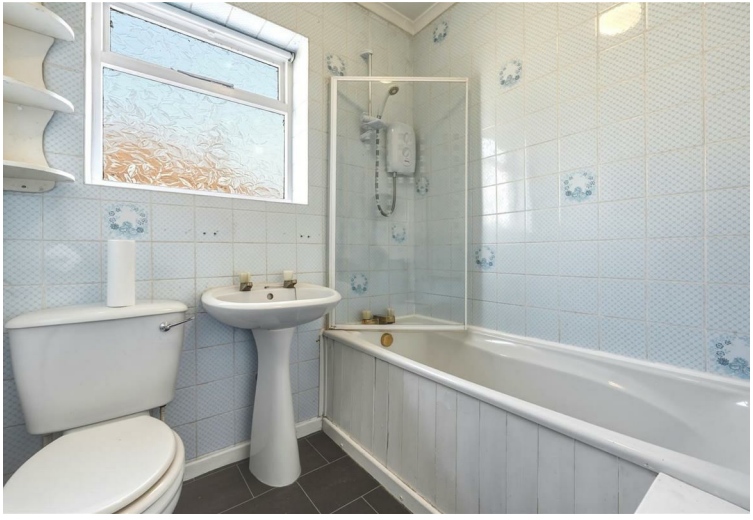
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